WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/07 15:30 2 pgs
Fees:13.00 Taxes:555.00
20070514-0057698

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

William H. Ragan, II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

Notary Public

My Commission Expires FEB. 10, 2008 MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. RAGAN II	SAME	MAP 94-9 PAR 90
(NAME)	(NAME)	
P.O. Box 158523		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID C. WATKINS JR., and wife, KAREN R. WATKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. RAGAN II AND WIFE, CHARLOTTE J. RAGAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Resubdivision of Lot No. 3 on the Plan of Stanley Subdivision, of record in Plat Book 4300, page 122, and Parts of Lot Nos. 6, 7, 8 and 9 on the Plan of Corley's Subdivision of Lot No. 75, Fairfield Village of record in Book 45, page 575, Register's Office for Davidson County, Tennessee, said Final Plat being of record in Instrument No. 20021223-0157905, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is made SUBJECT TO that certain permanent easement benefiting Lot No. 2 on the Plan of Stanley **Subdivision of record in Plat Book 4300, page 122, Register's Office for Davidson County, Tennessee, for a loading dock that extends from an improvement on Lot No. 2 onto Lot No. 3 of Stanley Subdivision. No vehicles shall traverse onto Lot No. 3 for the use of the easement, as shown in Deed of record in Instrument No. 20010815-0088381, Register's Office for Davidson County, Tennessee.**

Being a portion of the same property conveyed to David C. Watkins and wife, Karen R. Watkins by deed of record in Instrument No. 20010815-0088373, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 322 HERMITAGE AVENUE, NASHVILLE, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless **otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

Witness our hands this 11th day of May, 2007.

DAVID C. WATKINS JR.

KAREN R. WATKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DAVID C. WATKINS JR., and wife, KAREN R. WATKINS the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/11/2007.

Commission expires: 2-10-08

Notary Public

LARRY D. C...
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Commission Expires FEB. 10, 2008